004.0	0003	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,122,700	/	1,122,700
USE VALUE:	1,122,700	/	1,122,700
ASSESSED:	1,122,700	/	1,122,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PITTS CHRISTOPHER W/DEBRA A
Owner 2:	
Owner 3:	
Street 1:	74 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACHADO MANUEL S-MARY LOU -
Owner 2:	-
Street 1:	74 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,025 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2692 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5025.000	661,000	5,100	456,600	1,122,700
Total Card	0.115	661,000	5,100	456,600	1,122,700
Total Parcel	0.115	661,000	5,100	456,600	1,122,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.05 | /Parcel: 417.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 3908

GIS Ref

GIS Ref

Insp Date 08/11/17

!417!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	661,500	5100	5,025.	456,600	1,123,200	1,123,200	Year End Roll	12/18/2019
2019	104	FV	492,500	5100	5,025.	485,100	982,700	982,700	Year End Roll	1/3/2019
2018	104	FV	492,500	5100	5,025.	353,900	851,500	851,500	Year End Roll	12/20/2017
2017	104	FV	463,300	5100	5,025.	308,200	776,600	776,600	Year End Roll	1/3/2017
2016	104	FV	463,300	5100	5,025.	262,500	730,900	730,900	Year End	1/4/2016
2015	104	FV	408,600	5100	5,025.	256,800	670,500	670,500	Year End Roll	12/11/2014
2014	104	FV	408,600	5100	5,025.	211,200	624,900	624,900	Year End Roll	12/16/2013
2013	104	FV	424,300	5100	5,025.	200,900	630,300	630,300		12/13/2012

PRINT

Date	Time
12/10/20	16:13:21

LAST REV

Date	Time
10/27/17	07:39:17

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 417

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACHADO MANUEL	37632-160		1/10/2003		624,000	No	No		
	12641-152		6/3/1974		48,000	No	No		N

USER DEFINED

Prior Id # 1:	3908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2017	455	Manual	4,600	C				install 2 entry do
8/21/2012	1041	Re-Roof	9,500					
9/18/2001	663	Siding	24,000	C				VINYL SIDING-WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
4/16/2003	MLS	HC	Helen Chinal
12/4/2001	External Ins	PM	Peter M
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5025		Sq. Ft.	Site		0	80.	1.14	1									456,600						456,600	

Total AC/HA:	0.11536	Total SF/SM:	5025	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,600	Spl Credit		Total:	456,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08859646
Const Adj.:	0.97029907
Adj $ / SQ:	179.565
Other Features:	145500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692881
Depreciation:	31873
Depreciated Total:	661009

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

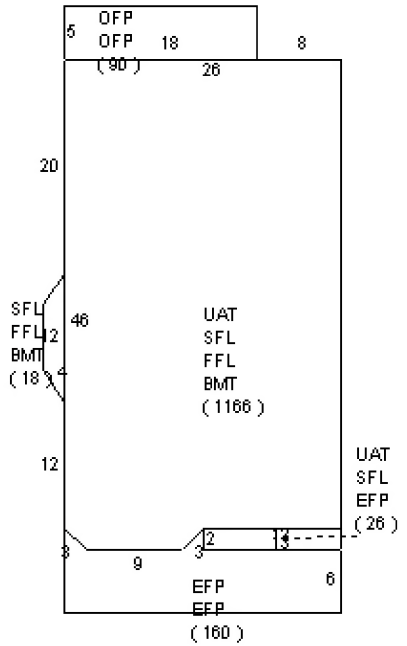
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.56
Special Features:	0	Val/Su Net:	150.16
Final Total:	661000	Val/Su SzAd	276.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,210	179.560	217,274
BMT	Basement	1,184	53.870	63,781
FFL	First Floor	1,184	179.560	212,605
EFP	Enclos Porch	346	34.050	11,782
UAT	Upper Attic	298	125.700	37,457
OFP	Open Porch	180	24.900	4,483

Net Sketched Area:	4,402			Total:	547,382
Size Ad	2394	Gross Are	5296	FinArea	2692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100